

**TOWNSHIP OF WASHINGTON
BERGEN COUNTY
ZONING BOARD OF ADJUSTMENT**

RESOLUTION

WHEREAS, it is deemed necessary for the Zoning Board of the Township of Washington to engage professional services of an attorney for the year 2015 to provide non-contractual legal services; and

WHEREAS, funds to pay said professional person are available by way of budget, ordinances and trust funds to compensate said attorney hereinafter named; Donna Baboulis and

WHEREAS, the Local Public Contracts Law (N.J.S.A 40A:11-1 et. seq.) requires that a resolution authorizing the appointment for professional services without public bidding must be publicly advertised;

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of the Township of Washington, that the Attorney for the Zoning Board for the year 2015 is hereby designated as Donna Baboulis.

BE IT FURTHER RESOLVED that the compensation for said position shall be commensurate with the services rendered by said attorney at a rate of \$110.00 per hour and as will be provided for in the salary ordinance of the Township of Washington; and

BE IT FURTHER RESOLVED, that the Secretary of the Zoning Board of the Township of Washington is hereby authorized and directed to publish a copy of this resolution in the official newspaper of the Township of Washington within ten days of the date hereof;

BE IT FURTHER RESOLVED, that the appointment is without public bidding as "professional services" under the Public Contracts Law because N.J.S.A 40A:11-5(1) specifically exempts such "Professional Services" from competitive bidding.

APPROVED:
Zoning Board of Adjustment
Township of Washington



Matthew Cavallo
Zoning Board Acting Secretary
Dated: February 24, 2015



Richard Miras
Zoning Board Chairman

	Motion	Second	Aye	Nay	Abstain	Absent
Asfar		X	X			
Cumming	X		X			
Kenny						X
Mouravieff			X			
O'Connell						X
Rappa			X			
Scudieri			X			
Smith			X			
Miras			X			

**TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT**

RESOLUTION

BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Washington that the attached schedule for 2015 of Zoning Board meetings is hereby approved for compilation and distribution pursuant to the Open Public Meetings Law, N.J.S.A. 10:4-6, et seq., (P.L. 1975 Ch. 231) all to be held on Thursdays at 8:00PM, unless where otherwise noted.

APPROVED:
Zoning Board of Adjustment
Township of Washington


Matthew Cavallo
Zoning Board Acting Secretary


Richard Miras
Zoning Board Chairman

Dated: February 24, 2015

	Motion	Second	Aye	Nay	Abstain	Absent
Asfar		MC		✓		
Cumming				✓		
Kenny						✓
Mouravieff	✓	MC		✓		
O'Connell						✓
Rappa				✓		
Smith				✓		
Miras				✓		

Scuderi

✓ ✓

RESOLUTION EXHIBIT A

**TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT
2015 MEETING DATES**

January 27, 2015*
Reorganization Meeting

February 24, 2015*

March 24, 2015*

April 21, 2015

May 19, 2015

June 16, 2015

July 21, 2015

August 18, 2015

September 15, 2015

October 20, 2015

November 17, 2015

December 15, 2015

Meetings are scheduled for the third Tuesday of each month except where noted.*

RESOLUTION
TOWNSHIP OF WASHINGTON
ZONING BOARD OF ADJUSTMENT

Introduced by:

Asfar Cumming Kenny Mouravieff O'Connell Rappa Smith Scudieri Miras

Seconded by:

Asfar Cumming Kenny Mouravieff O'Connell Rappa Smith Scudieri Miras

WHEREAS, THE COLUMBIAN CLUB ORGANIZATION, also known as THE KNIGHTS OF COLUMBUS (the "Applicant") has applied to the Zoning Board of Adjustment of the Township of Washington pursuant to N.J.S.A. 40:55D-70 d (2) for a variance to expand a non-conforming use, in permitting the construction of a stairway and deck from the newly renovated atrium/ sunroom, where the proposed addition requires a variance for an expansion of a non-conforming use, where the property is situated in a Planned Residential Townhouse Development Zone, and the existing facilities are being utilized by a fraternal organization for various functions and events, which use is not a permitted use at 79 Pascack Road, designated as Block 3502, Lot 9 on the Tax and Assessment Map of the Township of Washington; and

WHEREAS, the Township of Washington Zoning Board of Adjustment after carefully considering the testimony of applicant's President, John Pimpinella of 105 Honeysuckle Drive, Township of Washington, NJ, and Knights of Columbus representative, John Brunelli of 472 Hickory Street of the Township of Washington, NJ,

and the evidence presented by applicant, as well as, comments and discussion during the general public hearing held on December 16, 2014, and the December 8, 2014 report of Michael L. Ritchie, P.L.S. of Azzolina & Fuery, Inc., 30 Madison Ave. Paramus, NJ;

WHEREAS, the Township of Washington Zoning Board of Adjustment has reviewed the following:

- a. Township of Washington Application for Variance, signed by applicant's President, John Pimpenella on December 3, 2014;
- b. The report of the Township Engineer, Azzolina & Fuery Engineering, Inc. dated December 8, 2014;
- c. A set of architectural drawings by architect, William G. Severino, Architect, LLC, 104 Summit Circle, Little Ferry, NJ 07643, consisting of seven (7) sheets, entitled "Construction of Second Floor Sunroom, Washington Township Columbian Club 79 Pascack Road, Township of Washington, NJ," dated Oct. 21, 2014;

WHEREAS, the Township of Washington Zoning Board of Adjustment has made the following findings of fact and conclusions of law:

1. The property is presently being used by a fraternal organization for various functions and events, and is located in a Planned Residential Townhouse Development Zone;
2. The Applicant seeks to construct a stairway and deck from the newly renovated sunroom, wherein a variance is required for an expansion of a non-conforming use, where the property is situated in a Planned Residential Townhouse Development Zone and is being used for functions and events by a fraternal organization;
3. Pursuant to N.J.S.A. 40:55D-70d (2), the applicant seeks a variance to expand a non-conforming use;
4. At the public hearing conducted on December 16, 2014, applicant President, John Pimpinella and member, John Brunelli testified that applicant seeks a

variance to construct a stairway and deck from the newly renovated atrium/sunroom, and that the stairway will serve as an exit from the atrium allowing crucial emergency egress, with such egress being required from the newly renovated atrium;

WHEREAS, the Zoning Board of Adjustment of the Township of Washington has determined that the requested variance is justified under D2 of the statute, where the use currently exists for existing facilities being used by a fraternal organization for various functions and events and would otherwise advance the purposes of land use law;

WHEREAS, the Zoning Board of Adjustment has determined that the relief requested by the Applicant can be granted without substantial detriment to the public good and without substantially impairing the intent purpose of the Zoning Ordinances of the Township of Washington, the enforcement of which would result in practical difficulty in the renovation of and newly constructed atrium/sunroom. Moreover the Board finds that the plan represents a better planning alternative with providing safety to enhance egress for any emergency and does not increase the capacity of the building, and it is not a congregation area nor a smoking area, and it is hidden from residential properties and is not visible to the bordering townhouses, and it is with the least impact on the property as a whole, and is not out of character and is not likely to be a substantial detrimental impact upon any other properties in the neighborhood;

NOW THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Washington on this 24th day of February 2015, that based upon the findings of fact and documents submitted for review as previously set forth, the application of the Columbian Club Organization, also known as the Knights of Columbus is hereby granted a variance to allow applicant to construct a stairway and

deck from the newly renovated atrium/sunroom in conformity with the plans submitted to this Board and conditioned upon compliance with the requirements outlined in the December 8, 2014 report of the Township of Washington Engineer, Azzolina & Fuery Engineering Inc.;

BE IT FURTHER RESOLVED that pursuant to the Code of the Township of Washington, the variance granted will expire within one year from the date of this Resolution if construction is not commenced, however, this Board reserves the right to grant extensions of time from this Resolution if circumstances warrant the same;

BE IT FURTHER RESOLVED, that the Secretary of the Zoning Board of Adjustment of the Township of Washington is hereby directed to mail a copy of this Resolution to the applicants; to furnish a copy to the building department; to file a copy of this Resolution with the Township of Washington Clerk; and to cause a notice of this determination of the Zoning Board of Adjustment to be published in the official newspaper of the Township of Washington within ten (10) days of the date hereof and thereafter published according to law.

BY THE BOARD

Dated: February 24, 2015

BY: 
Richard Miras, Chairman

Certified to be a true copy of the Resolution adopted by the Zoning Board of Adjustments of the Township of Washington at its meeting on Tuesday, February 24, 2015.


Matthew Cavallo, Acting Secretary

	Motion	Second	Aye	Nay	Abstain	Absent
Asfar	X		X			
Cumming			X			
Kenny						X
Mouravieff		X	X			
O'Connell						X
Rappa			X			
Scudieri					X	
Smith					X	
Miras			X			